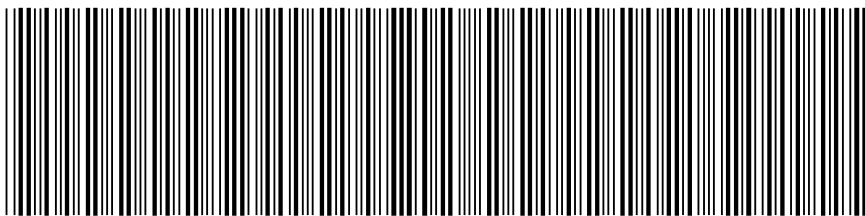


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


2004071901753001002E7B94
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 3
Document ID: 2004071901753001
Document Date: 06-30-2004
Preparation Date: 07-19-2004
Document Type: DEED
Document Page Count: 2
PRESENTER:

JUDICIAL TITLE INSURANCE AGENCY, LLC
PICK UP
AS AGENT FOR COMMONWEALTH 72309B
550 MAMARONECK AVENUE, SUITE 202
HARRISON, NY 10528
914-381-6700

RETURN TO:

TYRONE STEWART
947 EAST 213TH STREET
BRONX, NY 10466

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	4684	75	Entire Lot	947 EAST 213 STREET
Property Type: DWELLING ONLY - 2 FAMILY				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES
GRANTOR/SELLER:

MAJORIE BROWN
947 EAST 213TH STREET
BRONX, NY 10466

GRANTEE/BUYER:

TYRONE STEWART
947 EAST 213TH STREET
BRONX, NY 10466

FEES AND TAXES

Mortgage			Recording Fee: \$	47.00
Mortgage Amount:	\$	0.00	Affidavit Fee: \$	0.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax Filing Fee:	
Exemption:			\$	50.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00	\$	0.00
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
TOTAL:	\$	0.00		



**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 08-09-2004 12:20

City Register File No.(CRFN):

2004000486672

Rochelle Patricia
City Register Official Signature

NYC HPD Affidavit in Lieu of Registration Statement

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 30 day of June, Two Thousand Four

BETWEEN

Marjorie Brown,
residing at 947 East 213th Street, Bronx, New York 10466

party of the first part, and

Tyrone Stewart,
residing at 947 East 213th Street, Bronx, New York 10466

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of East 213th Street, distant westerly 208.87 feet from the westerly side of Paulding Avenue, as laid down on the Final Maps;

RUNNING THENCE Northerly part of the way through a party wall at right angles to the northerly side of East 213th Street, 100 feet;

THENCE Westerly and parallel with the northerly side of East 213th Street, 17.88 feet;

THENCE Southerly and at right angles to the northerly side of East 213th Street and again part of the way through a party wall, 100 feet to the northerly side of East 213th Street;

THENCE Easterly and along the northerly side of East 213th Street, 17.88 feet to the point or place of BEGINNING.

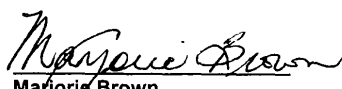
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, hereby covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word *party* shall be construed as if it read *parties* whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has dully executed this deed the day and year first above written.

IN PRESENCE OF:

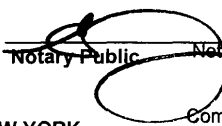

Marjorie Brown

STATE OF NEW YORK
COUNTY OF ~~NEW YORK~~ **BRONX**

On the 30 day of June in the year of 2004 before me, the undersigned, a notary public in and for said state, personally appeared

Marjorie Brown

personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Elena J. Cascone
Notary Public State Of New York
No. 01CA5037910
Qualified in Bronx County
Commission Expires Jan 17, 2007

STATE OF NEW YORK
COUNTY OF

On the day of in the year of before me, the undersigned, a notary public in and for said state, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in capacity(ies), and that by signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

STATE OF NEW YORK
COUNTY OF

On the day of in the year of 2004 before me, the undersigned, a notary public in and for said state, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK
COUNTY OF

On the day of in the year of before me, the undersigned, a notary public in and for said state, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in capacity(ies), and that by signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

QUITCLAIM DEED

Marjorie Brown

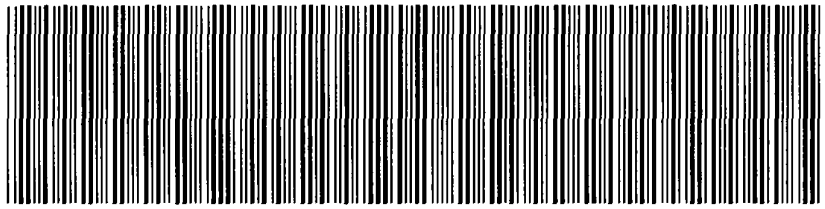
TO

Tyrone Stewart

947 East 213rd St.
SECTION
BLOCK 4684
LOT 75
COUNTY Bronx

RETURN TO:
Tyrone Stewart
947 East 213th Street
Bronx, NY 10466

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2004071901753001002SB515

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2004071901753001

Document Date: 06-30-2004

Preparation Date: 07-19-2004

Document Type: DEED

ASSOCIATED TAX FORM ID: 2004071900746

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

3
2

1. Property Location	147	STEWART	TYRONE	BRONX	10469
	STREET NUMBER	STREET NAME		BOROUGH	ZIP CODE
2. Buyer Name	STEWART		TYRONE		
	LAST NAME / COMPANY		FIRST NAME		
	STEWART		TYRONE		
	LAST NAME / COMPANY		FIRST NAME		
3. Tax Billing Address	Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)				
	STEWART		TYRONE		
	LAST NAME / COMPANY		FIRST NAME		
	STEWART		TYRONE		
	STREET NUMBER AND STREET NAME		CITY OR TOWN		STATE
	147 STEWART		TYRONE		NY
4. Indicate the number of Assessment Roll parcels transferred on the deed	<input type="text" value="1"/> # of Parcels OR <input type="checkbox"/> Part of a Parcel				
5. Deed Property Size	FRONT FEET <input type="text" value="100"/> X DEPTH <input type="text" value="100"/> OR ACRES <input type="text" value="1.00"/>				
	BROWN MAJORIE				
8. Seller Name	BROWN		MAJORIE		
	LAST NAME / COMPANY		FIRST NAME		
	BROWN		MAJORIE		
	LAST NAME / COMPANY		FIRST NAME		
9. Check the box below which most accurately describes the use of the property at the time of sale:					
A <input type="checkbox"/> One Family Residential C <input type="checkbox"/> Residential Vacant Land E <input type="checkbox"/> Commercial G <input type="checkbox"/> Entertainment / Amusement I <input type="checkbox"/> Industrial R <input checked="" type="checkbox"/> 2 or 3 Family Residential D <input type="checkbox"/> Non-Residential Vacant Land F <input type="checkbox"/> Apartment H <input type="checkbox"/> Community Service J <input type="checkbox"/> Public Service					

10. Sale Contract Date

6	/	30	/	2004
Month		Day		Year

11. Date of Sale / Transfer

6	/	30	/	2004
Month		Day		Year

12. Full Sale Price

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

13. Indicate the value of personal property included in the sale

A	<input checked="" type="checkbox"/>	Sale Between Relatives or Former Relatives
B	<input type="checkbox"/>	Sale Between Related Companies or Partners in Business
C	<input type="checkbox"/>	One of the Buyers is also a Seller
D	<input type="checkbox"/>	Buyer or Seller is Government Agency or Lending Institution
E	<input type="checkbox"/>	Deed Type not Warranty or Bargain and Sale (Specify Below)
F	<input type="checkbox"/>	Sale of Fractional or Less than Fee Interest (Specify Below)
G	<input type="checkbox"/>	Significant Change in Property Between Taxable Status and Sale Dates
H	<input type="checkbox"/>	Sale of Business is Included in Sale Price
I	<input type="checkbox"/>	Other Unusual Factors Affecting Sale Price (Specify Below)
J	<input type="checkbox"/>	None

15. Building Class B 2 16. Total Assessed Value (of all parcels in transfer) 1 5 0 1 9

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

BRONX 4684 75

CERTIFICATION I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER SIGNATURE _____ DATE _____

STREET NUMBER _____ STREET NAME (AFTER SALE) _____

CITY OR TOWN _____ STATE _____ ZIP CODE _____

LAST NAME	FIRST NAME
AREA CODE	TELEPHONE NUMBER
SELLER	
SELLER SIGNATURE	DATE

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

_____ BUYER SIGNATURE		_____ DATE
_____ STREET NUMBER	_____ STREET NAME (AFTER SALE)	
_____ CITY OR TOWN	_____ STATE	_____ ZIP CODE

BUYER'S ATTORNEY

_____ LAST NAME		_____ FIRST NAME
_____ AREA CODE	_____ TELEPHONE NUMBER	
SELLER		
_____ SELLER SIGNATURE		_____ DATE

2004071900746201

Affidavit of Compliance with Smoke Detector Requirement for One and-Two Family Dwellings

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
) SS.:
County of Bronx)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at _____

947 East 213th Street

Street Address

Unit/Apt.

Bronx

New York,

4684

75

(the "Premises");

Borough

Block

Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Marjorie Brown

Name of Grantor (Type or Print)

Signature of Grantor

Tyrone Stewart

Name of Grantee (Type or Print)

Signature of Grantee

Sworn to before me

this 30 date of June, 2004

Elena J. Cascone
Notary Public State Of New York
No. 01CA5037910
Qualified in Bronx County
Commission Expires Jan 17, 2007

Sworn to before me

this 30 date of June, 2004

Elena J. Cascone
Notary Public State Of New York
No. 01CA5037910
Qualified in Bronx County
Commission Expires Jan 17, 2007

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

Affidavit of Compliance with Smoke Detector Requirement for One and Two Family Dwellings

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
) SS.:
County of)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

947 EAST 213 STREET

<u>BRONX</u>	New York,	<u>4684</u>	<u>75</u>	(the "Premises");
Borough		Block	Lot	

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

<p style="text-align: center;">_____ Name of Grantor (Type or Print)</p> <p style="text-align: center;">_____ Signature of Grantor</p> <p>Sworn to before me this _____ date of _____ 19 _____</p>	<p style="text-align: center;">_____ Name of Grantee (Type or Print)</p> <p style="text-align: center;">_____ Signature of Grantee</p> <p>Sworn to before me this _____ date of _____ 19 _____</p>
--	--

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.